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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

UNITED STATES OF AMERICA,)	
)	
Plaintiff,)	
)	Case No. 2:23-cv-1966-APG-BNW
v)	
)	
ADAM SACHS,)	
PROCLOAK SERIES II, LLC.,)	
WELLS FARGO BANK, NA.,)	
PHH MORTGAGE CORPORATION,)	ORDER GRANTING THE UNITED
THE BANK OF NEW YORK , as)	STATES' UNOPPOSED MOTION TO
successor Trustee of)	CONFIRM THE SALE OF THE 3090
CSFB HOME EQUITY MORTGAGE)	COOPER CREEK PROPERTY
TRUST SERIES 2004-1, and)	
REPUBLIC SILVER STATE DISPOSAL, INC.,))	
)	
<u>Defendants</u>)	

**ORDER CONFIRMING THE JUDICIAL SALE OF THE
3090 COOPER CREEK PROPERTY**

1 The United State having requested an order of this Court confirming the sale of the real
2 property located at 3090 Cooper Creek Dr., Henderson, Nevada 89074 (“Cooper Creek
3 Property”), and good cause having been found, it is therefore:

4 ORDERED THAT the sale of the Cooper Creek Property, fully described as follows:

5 Lot 70 in Block 5 of Vistara at Pebble Canyon, as shown by map
6 thereof on file in Book 49 of Plats, Page 94 in the Office of the
County Recorder of Clark County, Nevada.

7 for the sum of \$447,500 is hereby confirmed, and upon the payment of \$447,500 (less any
8 amounts held in escrow) within thirty-five days of the entry of this order, Receiver, Patty Turner,
9 is authorized and directed to issue a Receiver’s Deed for the Cooper Creek Property to Jipan Xie
10 and Lawrence Polung Lai in the form attached hereto.

11 Upon full payment the Cooper Creek Property, as previously fully described above, is
12 transferred free and clear of any liens, mortgages, deed of trusts, judgments, rights, titles, claims,
13 or interests of any of the parties to this action. The proceeds of the sale shall be distributed in
14 accordance with a future order of this Court.

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19 “IT IS SO ORDERED:

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21 _____
UNITED STATES DISTRICT JUDGE

22 DATED: May 3, 2024
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